Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

48 LILLEYS ROAD WARRAGUL VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | or range between | \$720,000 | & | \$770,000 |
|--------------|---------------------|-----------|---|-----------|
|--------------|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$630,000 | Prop | erty type | pe House | | Suburb | Warragul |
|--------------|-------------|------|-----------|----------|--------|--------|----------|
| Period-from | 01 Sep 2024 | to | 31 Aug 2 | 2025 | Source | | Cotality |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|-------------------------------------|-----------|--------------|
| 16 MITCHELL COURT WARRAGUL VIC 3820 | - | 25-Mar-25 |
| 36 LILLEYS ROAD WARRAGUL VIC 3820 | \$685,000 | 07-Jul-25 |
| 20 MUNRO STREET WARRAGUL VIC 3820 | \$695,000 | 08-Aug-25 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 September 2025





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16 MITCHELL COURT WARRAGUL Sold Price VIC 3820

- Sold Date 25-Mar-25

■ 3

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₾ 2

Distance



36 LILLEYS ROAD WARRAGUL VIC Sold Price 3820

\$685,000 Sold Date 07-Jul-25

0.1km

Distance

0.14km



20 MUNRO STREET WARRAGUL VIC 3820

Sold Price

RS \$695,000 Sold Date **08-Aug-25**

0.2km

四 4 ₽ 2

₩ 3

Distance

RS = Recent sale

UN = Undisclosed Sale

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